

City of LaVerkin

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www.laverkin.org

LaVerkin City Council Meeting Minutes

Wednesday, May 1, 2013 6:00 p.m.

Council Chambers, 111 S. Main, LaVerkin, Utah

Present: Mayor Karl Wilson; Council-Members: Randy Reeve, Richard Hirschi, Phil Jensen, Brandon Stephenson and Ray Justice; Staff: Kevin Bennett, Derek Imlay, Chief Lloyd Watkins, and Christy Ballard; Public: Chief Tom Kuhlmann, Blair Gubler, John and Rose Valenti.

A. Called to Order – Invocation and Pledge of Allegiance by Kevin Bennett at 6:03pm.

Councilman Phil Jensen, Kyle Gubler and Troylinn Benson have been excused.

B. Consent Agenda: (Items on the consent agenda may not require discussion. These items will be a single motion unless removed at the request of the Mayor or City Council.)

1. Declarations of conflict of interest
2. Agenda
3. April 17, 2013 regular meeting minutes
4. Review Invoices and Checks: \$173,613.56

Motion was made by Councilman Richard Hirschi to approve the consent agenda including checks and invoices in the balance of \$173,613.56 second by Councilman Brandon Stephenson. Roll Call Vote: Reeve-yes, Hirschi-yes, Stephenson-yes, Justice-yes. Motion carried unanimously.

C. Committee Reports:

1. Planning Commission – They have not had a meeting since the last City Council meeting.
2. Water Board – Has not met since last meeting.
3. Sewer Board-Blair reported that there is one sewer line that they are always having trouble with so they are replacing all of the cast iron fittings with HDPE and installing PVC pipe. They haven't gone to the extent of running a camera through the line to figure out what is wrong but the line has been TVed out 200 feet from the launch pit.
The issue with easements was discussed at the last meeting. Blair feels that the best thing to do if The Sewer District has to leave the street is have the subdivision developer deed the property to the Them and get away from easements. That should take care of the encroachment issue.
Enterprise City bought the old vactor truck.
4. Fire District-Chief Kuhlmann reported that the State will adopt the 2012 Fire Code on July 1st so the cities will need to address that issue. He asked if the Council would like him to do a presentation on the Wildlife Urban Interface Code to see if they would like to adopt that one as well.

The Mayor would like that presentation.

Chief reported that they are still curious about what kind of resources they are going to have from their Federal and State partners and if they do show up how they are going to bill for it.

Chief explained how incorporated areas in City boundaries are viewed on the federal level in regard to fires.

Next month the Fire District will be starting recruitment with the trainings starting in August.

Councilman Hirschi asked if Washington City has decided what they are going to do.

Chief replied that they haven't decided yet but they do have a gentlemen putting together a presentation for their city council on whether or not it is feasible for Washington City to do their own EMS or not. Right now the Fire District provides service up to the Maverik and Gold Cross is taking from Maverik to St. George. Chief explained the steps for determining who will take care of Washington City.

D. Citizen Comment & Request for Future Agenda Items:

No comments were made.

E. Business:

1. Tentative Budget.

Mayor Wilson reported that he adjusted some of the labor as previously suggested but then cut in other areas as well. He reported that La Verkin City is doing fine, there are some funds that we need to be more careful with and then went over the areas changes were made. In every fund labor was adjusted so any future changes to labor will require an amendment.

In the General Fund the police vehicle was kept and a vehicle for Derek was added. The new proposed General Fund is a balanced budget. There was money available in the Sewer Fund to move into the General Fund but that was the only fund that was able to do so.

The Appropriation of Fund balance will change by the end of the year but the budget needs to be finished now so Mayor Wilson likes to go conservative and then do a budget amendment.

The Debt Service Fund did not change from what was originally presented.

The Capital Projects Fund did not change but it may require an amendment if the Crescent Park Project does not get finished in the current budget year.

Councilman Hirschi was excused at 6:23pm

The Water Fund revenues were not changed but if you compare line by line you can see changes that were made. Labor is tighter than the Mayor likes so that is an area that will need to be closely watched. The Depreciation Balance usually moves over to the Capital Fund to pay for the bonds and capital projects. There have been a lot of projects so the Mayor would like to start replacing some of the capital back into that Fund.

Sewer Fund is a negative but the money is in the Fund Equity.

The Irrigation Fund has revenues coming in higher than anticipated. Things are running fine but they have had to purchase parts for the filters. Labor will need to be watched in this fund also. This is a fund that will have to be closely watched.

Councilman Hirschi returned at 6:25pm.

The Garbage Fund has revenues over expenses with the equity to do that.

The Drainage Fund is tight and will need to be watched.

That is the tentative budget. It is available for the public but can be changed before the budget is adopted. It is a very conservative budget. The budget has to be adopted by June 22 and there will need to be a public hearing on it before then.

Mayor Wilson took the input from staff and the Councilmembers to put this budget together.

2. Discussion and direction in regard to acquisition of generators.

Derek explained that the City Office does have a generator to run the building if the power goes out but because of all the upgrades that has been done to the building the generator is now not capable of operating it.

The City Office will need to be a command center if La Verkin ever has the need for one.

The City does not have a generator for the Council Chambers either.

Kyle would also like a portable generator for festivals so we don't have to borrow from Hurricane.

In the packet is a cost breakdown. There are two different options on that sheet with the breakdown for each. Obviously Staff would prefer option 1 but realizes that option 2 is more realistic.

Councilman Hirschi asked if the generators were included in the upcoming budget year.

Mayor Wilson answered that it has not been included in either budget. If the generators need to be included in this budget year an amendment will need to be done, if they need to be included in the next budget year the tentative budget that was presented tonight will need to be adjusted to include them.

Councilman Stephenson asked if there was money available.

Mayor Wilson replied that there is money available and went over the amount in savings and what is able to be spent from that amount. He recommends option one based on the price difference and what we would actually get but he is nervous about purchasing it right now. He also recommended looking at the budget but also the possibility of getting a grant to purchase them.

Chief Watkins reported that the 2013 EMPG grant is not open yet and commented that the grant system has changed. Right now the things that the grant require would put the City in the hole \$5,000 but he will continue to watch for the grant to become available and once we know the parameters for it then we can decide if it is a possibility.

Mayor Wilson asked if an EMP could affect a non-running generator.

Blair answered that it would affect it because it affects the batteries and explained different things that could cause an EMP.

Derek explained that these generators will meet the current EPA requirements. The permanent one will run off of natural gas and the portable one will run on diesel fuel with the ability to convert over to propane.

Kevin said that being able to have fuel to run the generator is important. With no power the fuel pumps cannot function. So if the City has the possibility of storing its own fuel for the generators that would be very helpful.

Derek mentioned that the animal shelter has a generator that is able to run everything at that location.

Councilman Hirschi stated that it is a shame that things like this cost so much. It is kind of like insurance, we may never need it but the City needs to be prepared if we do whether it's one generator or two.

Councilman Justice said that most of his questions were already answered. He wondered about the fuel source and the storage of the fuel.

Derek stated that the diesel fuel is used in the equipment and the storage tank is filled up as needed. The expense and requirements for the City to be able to store gasoline is not worth it for a city our size.

Councilman Hirschi suggested possibly purchasing diesel fuel vehicles so if there was an emergency the City would have the ability operate.

There was a discussion on the pros and cons of diesel vehicles.

Councilman Stephenson would like to look into the budget for option one.

Kevin mentioned that the City Offices were discussed earlier in the conversation about being a command center but the police satellite is located at the 111 South Main offices. Another issue is having someplace for people to go, particularly the elderly. The church buildings or Farmers could hold people but we are not sure about their capabilities and the surrounding cities may not be an option if the bridges are down. That would leave the 111 South Main building as the only place big enough to house people for a time. So that being the case the City would either need two generators or change the location of the command center.

Councilman Reeve asked about the size of the generators.

Blair asked if Ron Thompson put generators at the water pumps.

Mayor Wilson answered that there are not generators at the water pumps but La Verkin is gravity flow from Toquerville Springs. La Verkin is setting very well for water if anything happens. We would still need to be very judicious with the water.

Toquerville wants a generator to run their pumps with a smaller generator to run the chlorinators.

Blair explained the generator system that Ash Creek has. He also said that they have an electrician on staff so they are able to wire directly from the different generators. As long as they have natural gas the sewer will probably pump for a month.

Councilman Hirschi is in favor of option one in the new budget year if the funds are available at a future date.

Mayor Wilson would like to wait until the money is actually available in the next budget year and then do a budget amendment.

Councilman Justice stated that it is important for us to be prepared for emergencies and for festivals. The Councilmembers responsibility is for the health, safety and welfare of the citizens of La Verkin and we need to be prepared to do that. As far as which budget year the purchase is made, as long as the money is there, he doesn't have a preference.

Mayor Wilson will go ahead with the tentative budget as presented. If we end up with more fund equity then we could look at an amendment. The State doesn't like to see budget amendments at the very beginning of the year or the very end of the year. But we also can't spend extra money until we have the extra money.

F. Staff, Mayor & Council Reports:

Mayor Wilson explained that Kyle is in Salt Lake. He will be going before the CIB Board for a grant to do the Silver Acres Project. Kyle has done a lot of the leg work for this grant and the Mayor appreciates that.

Public Safety- Chief Lloyd Watkins

Chief passed out the vehicle information that was requested during the last City Council meeting. He also handed out a copy of April's stats. We were up 49% from April 2012.

Director of Operations-Derek Imlay

1. Roof project is going well. They think they will be finished in 10 days. The plywood was in great condition. Clarks Quality Roofing has been very good to work with and they are ahead of schedule.
2. The City has received plans for a proposed Family Dollar Store.
3. The City received today the hydrology study, the fault study and soil study for Sunset View Estates. Kevin and their attorney have been working on the development agreement. Once staff has a chance to look over things the joint utility meeting will be set.
4. John has picked up on building permits. Right now he has 6 active and two more he expects at any time.
5. Crews are getting ready to start on the Water Meter Project again next month. They will be installing 50 per month.

Derek explained the steps the developer still needs to go through before Sunset View Estates can be started.

Councilman Hirschi asked about the status of Shady Ridge.

Derek reported that the person who bought the old feed store building also bought Shady Ridge trailer park. They have moved a lot of the trailers out and want to move the rest down to the bottom end, potentially changing them to a more modern park model and making it a 55 and older community. He also wants to provide parking for the old feed store building on the upper half of the park because the State took the entrance away from the building when they re-did State Street. The owner has been talking to the State about possibly re-opening the second entrance for that property. Other than that staff doesn't know what the owner is going to do with the building but Derek will keep the Council posted.

Councilman Justice asked if our ordinances allow for a non-conforming use to be replaced with another non-conforming use.

Kevin answered that it does. If the use is changed then it needs to be changed to something that conforms. But you can substitute as long as you continue with what is already there or do something that has less of an impact on the community.

Kevin explained that the manager of the property met with staff and wanted to use property that was not part of the current trailer park to get the trailers off of the road as far as possible. That was not possible but they did talk about making that piece of property a park like area which would be allowed.

Mayor Wilson:

We have not had any rain and we didn't get any snow this year so there have been problems at the diversion. The filters are cycling every seven minutes. They are holding up pretty good with the amount of times they are having to cycle but there have been some problems. We have had to spend more money on parts this year and we will need to spend more on labor, which has already been budgeted in.

Mayor Wilson explained how the gates at the diversion work and the study they are doing with putting in a smaller gate and allowing the required amount of water out but letting the sediments out of the smaller gate instead of going into the pipe. If the idea works they may put it in this winter. If it does work it will be very helpful in operating our system.

The CIRPAC meeting took a tour of a lot of the facilities the Water District has. It is a very informative meeting. He invited and encouraged the Council and public to attend a meeting or read the minutes on the District's website. The meeting is held on the fourth Thursday of the month from 4-6pm at the Water District office.

Councilman Jensen arrived at 7:17pm

Mayor Wilson reported that in the Sunday paper there was an insert called Local Water Solution. Mayor Wilson has been going through it and he has some concerns about the information it is putting out. He has been receiving calls and emails on this flyer and has been directing them to CIRPAC to get the information.

Some of the charts that are listed do not seem correct. They seem to be relying heavily on major agriculture conversion. Mayor Wilson feels that we need to be very careful with agriculture conversion and protective of our agriculture water. Dennis Strong is the director for the Department of Water Resources for the State of Utah and stated that whenever you conserve you kill something. When you line a ditch all of the trees and grasses growing along the ditch die.

Mayor Wilson explained that we are learning that what was once thought of as the absolute answer is not necessarily the absolute answer, that there are always tradeoffs. He gave the example of changing from flood irrigating to sprinkle irrigating.

If it wasn't for our forefathers we would not have the water we do today. Water is something that needs to be looked at 50 years out and needs to be looked at again every few years and make the necessary adjustments. Sewer is the same way, you need to be planning ahead or you will get behind real fast.

Water is what moves the economy. We live in a desert and we have created an oasis with what we have done but agrees that we should conserve our water. The Governor just changed the 2000 goal to reduce our water use by 25% from January 2050 to January 2025. As of January 2013 we have reduced our water usage by 18%. The last few percentages are always the hardest to achieve. The Mayor feels we can reach this goal but there is always a tradeoff.

HCAC has been asked by an environmental group about the Northern Corridor which goes through the Tortoise Reserve so they are starting to look into that.

The Mayors Association and the COG are going through some changes that he reported on at the last meeting.

Fire District is working very well at this point.

Jensen: The Youth City Council leadership training has been rescheduled for August.

The fence between Farmers and the field is finished and it seems to be a good thing.

Hirschi: Nothing else to report on.

Reeve: Nothing to report.

Stephenson: Beautification Committee did not meet so he has nothing to report.

Justice: There are still positions available in the CERT class.

Mayor Wilson asked Councilman Justice to be involved with the purchase of the generators since he is over emergency preparedness. At one time the church and the City were working together in emergency plans but he is not sure if that is still the case.

Chief Watkins reported that there is an emergency plan the City has that is updated on a yearly basis. The agreement has been that the Church will take care of the people and the City will worry about everything else going on. He will get that plan updated and staffed and make sure we want to continue going in the same direction.

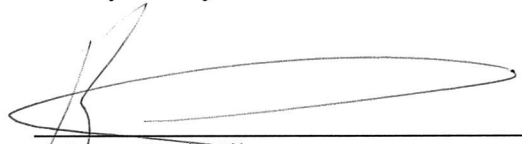
Mayor Wilson reported that there was a letter from the Daughters of the Utah Pioneers at each Councilmembers seat. Please read over that and remember if it is something that we can't support financially as a City, it can be supported as individuals. It is a good organization to support.

Adjourn:

Motion was made by Councilman Phil Jensen to adjourn, second by Councilman Brandon Stephenson. Motion carried unanimously at 7:31pm.

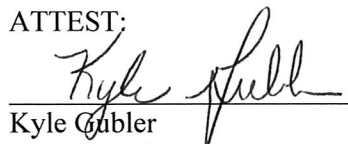
Minutes were taken on behalf of the City Recorder by Christy Ballard.

May 15, 2013
Date Approved



Mayor, Karl Wilson

ATTEST:



Kyle Gubler
City Recorder

